



CLEMENTS
FARM

Tytherington



WOODSTOCK
HOMES



Clements Farm

A picturesque retreat in the heart of the country

Woodstock Homes is delighted to present a fabulous new development of just 19 luxury four & five-bedroom family homes in the much sought-after village of Tytherington in South Gloucestershire just a couple of miles from Thornbury.



Enjoy the best of the country not far from town

The charming village of Tytherington has a picturesque setting to the east of the M5 with an impressive backdrop of woods to the north towards Thornbury and beautiful vistas to the south as you drop down into the village, itself enjoying a number of designated green spaces, helping to enhance a picturesque and rural setting.

You'll find plenty of opportunities for outdoor pursuits, from horse-riding and cycling to walking and fishing - try your hand at trout fishing at nearby Tortworth lake - and most of these can end up with a relaxing pint in one of the many traditional village pubs in the region. In addition, the popular

attractions of the WWT wetland wildlife reserve at Slimbridge and over 600 acres of forests and glades at Westonbirt Arboretum are both within around a half hour drive.

A perfect place to start

For your education needs, the nearest primary schools include Rangeworthy CofE (1.6 miles) and St Andrews CofE at Cromhall but there are plenty of other options in Thornbury just a couple of miles away. In addition, a choice of state and independent secondary schools within 5 miles include The Castle School, Brimsham Green School, Tockington Manor School and Yate and Winterbourne Academy Schools.



Village lifestyle with great local connections

The perfect work/life balance

Plenty right here on your doorstep

The village of Tytherington itself benefits from a number of excellent local facilities. These include the Swan Public House and the local village shop (now running for over 20 years thanks to members of the local community) which also houses the Post Office.

The village hall is the location for a local pre-school group, and also serves as a venue for meeting and events for the local WI, history group, Brownies & Guides and Thornbury Musical Theatre Group. Other regular events include the May Day Fair, a Summer Fun Day and a Beer Festival – all contributing to a lively and active community. Key to the community is St James's Church, dating back to 1170 – located at the crossroads opposite the pub, village green and playground – and there is also a small Baptist Church with weekly services and host to other activities and clubs. The other Club of note is the memorably named Tytherington Rocks Football Club which has a long history in the village.

History still in evidence

Historically, the basis of the local economy came from agriculture and associated industries including cloth making and malting. The area is also known for its limestone quarries which undoubtedly brought prosperity to the village in the 19th century and evidence remains locally of disused quarry sites.

Shopping and entertainment

The nearest supermarkets are Tesco and Aldi, both just over 2 miles away in Thornbury, but there are other shopping options in Yate and Wotton-under-Edge and Bristol city centre is also not far. Yate is also home to a Cineworld cinema within the newly developed riverside retail park.

Alternatively, travel south less than 10 miles to Cribbs Causeway off the M5 at junction 17 for The Vue cinema the Hollywood Bowl, a number of restaurants and cafes as well as an extensive shopping experience offered by over 150 stores including John Lewis and Marks and Spencer.

The perfect lifestyle

Enjoy a fantastic work/life balance at Clements Farm in Tytherington. This location offers country living and a delightful village lifestyle yet the M5 is just a short drive for either Bristol or Cheltenham/Gloucester commuters and it's also only 7 miles to Bristol Parkway with regular rail services to Cardiff (30mins) and London Paddington (1hr 15mins) among others.

MAKE SOME LOCAL CONNECTIONS

Thornbury	2.3 miles
Yate	6.7 miles
Bristol Parkway train station	7.0 miles
Wotton-under-Edge	8.2 miles
Cribbs Causeway shopping	8.9 miles
Bristol centre	12.8 miles
Bristol airport	23.5 miles



1



2



3



4



5



6



7

1. Views across to the River Severn
2. The Swan Public House at the heart of the Tytherington village
3. Shopping at Cribbs Causeway
4. Bristol is within easy reach
5. The Village Shop at Tytherington
6. Thornbury High Street
7. St James Parish Church, Tytherington



A new community

Set around a beautiful village green

The development at Clements Farm is located on the western side of Stowell Hill Road in Tytherington and is set back off the main road. The entrance drive, between existing properties, leads into an attractive open green with houses all around to give a village feel to the development and there will be new trees and hedging planted throughout to complement existing mature landscaping.

The luxury family homes on offer range from the semi-detached Alderley (1,250 sq.ft), with open-plan kitchen/dining and separate utility, through to The Falfield (2,260 sq.ft) which boasts an impressive entrance hall, 25ft living room, large kitchen/family room plus a separate dining room as well as a study on the 1st floor that could be used as a 5th bedroom.



The Alderley
4 bedroom home
Plots: 17 & 18



The Bibury
4 bedroom home
Plots: 23 & 24



The Charfield
4 bedroom home
Plots: 9, 15 & 25



The Didbrook
4 bedroom home
Plots: 3, 5, 7, 16 & 26



The Elberton
4 bedroom home
Plots: 4, 6, 8 & 14



The Falfield
5 bedroom home
Plots: 1, 2 & 29





THE ALDERLEY

4-BEDROOM FAMILY HOME

PLOTS: 17 & 18



THE ALDERLEY 4-BEDROOM FAMILY HOME

1,250 sq.ft.

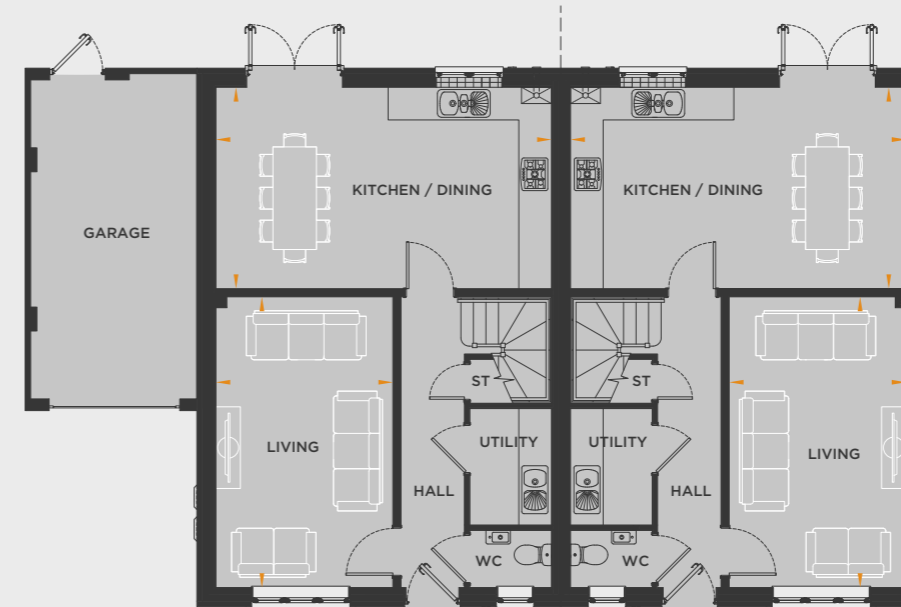
GROUND FLOOR

Kitchen / Dining

6,164 x 3,700mm (20'3" x 12'2")

Living

5,340 x 3,250mm (17'6" x 10'8")



GROUND FLOOR
PLOT 18

GROUND FLOOR
PLOT 17

FIRST FLOOR

Bedroom 1

3,390 x 2,800mm (11'2" x 9'2")

Bedroom 2

3,390 x 2,668mm (11'2" x 8'9")

Bedroom 3

3,751 x 2,675mm (12'4" x 8'9")

Bedroom 4

3,287 x 2,675mm (10'10" x 8'9")



FIRST FLOOR
PLOT 18

FIRST FLOOR
PLOT 17

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THE BIBURY

4-BEDROOM FAMILY HOME

PLOTS: 23 & 24
(Plot 23 is handed)



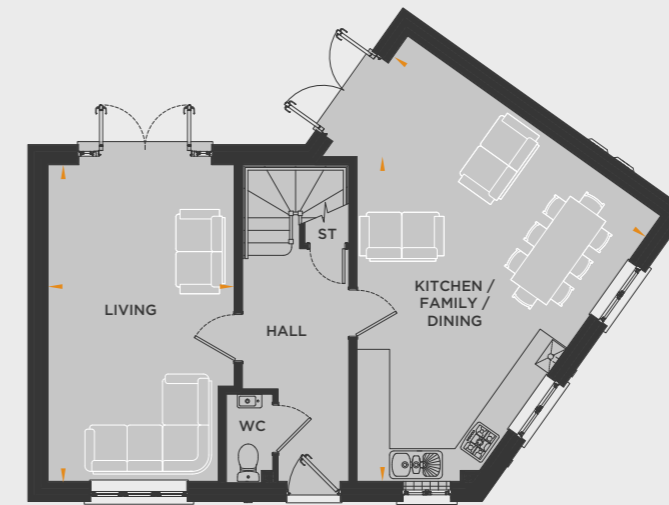
THE BIBURY 4-BEDROOM FAMILY HOME

1,377 sq.ft.

GROUND FLOOR

Kitchen / Family / Dining
5,965 x 5,703mm (19'7" x 18'9")

Living
5,840 x 3,420mm (19'2" x 11'3")



GROUND FLOOR

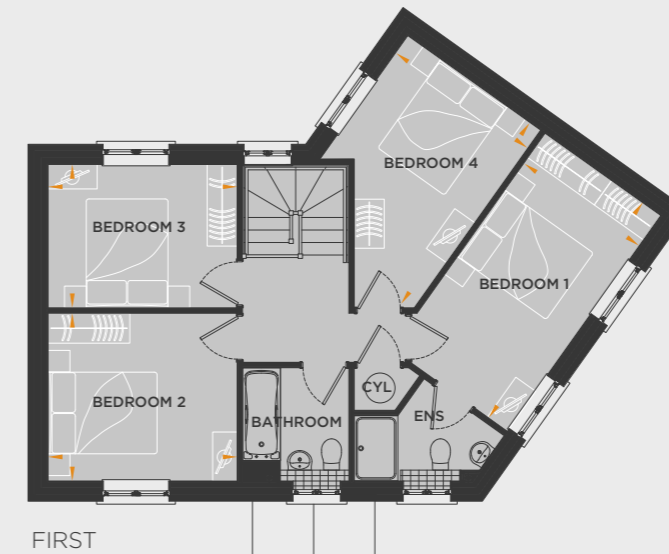
FIRST FLOOR

Bedroom 1
4,863 x 2,609mm (16'0" x 8'7")

Bedroom 2
3,471 x 3,082mm (11'5" x 10'1")

Bedroom 3
3,471 x 2,634mm (11'5" x 8'8")

Bedroom 4
4,006 x 2,995mm (13'2" x 9'10")



FIRST FLOOR

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THE CHARFIELD

4-BEDROOM FAMILY HOME

PLOTS: 9, 15 & 25
(Plot 25 is handed)



THE CHARFIELD 4-BEDROOM FAMILY HOME

1,442 sq.ft.

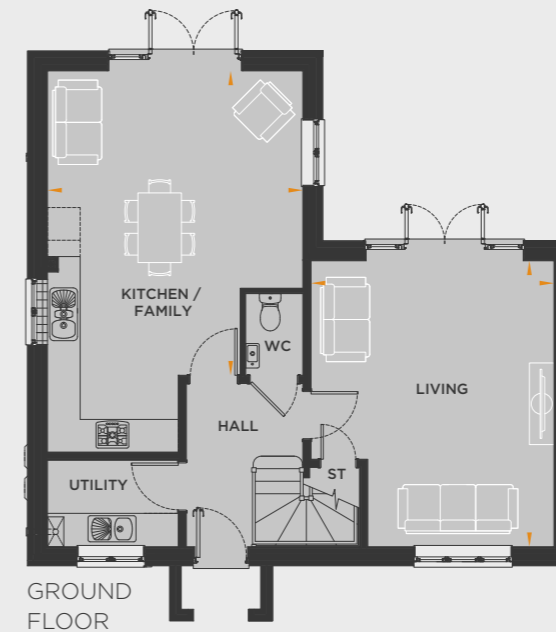
GROUND FLOOR

Kitchen / Family

5,591 x 4,690mm (18'4" x 15'5")

Living

5,253 x 4,463mm (17'3" x 14'8")



GROUND FLOOR

FIRST FLOOR

Bedroom 1

4,690 x 3,389mm (15'5" x 11'2")

Bedroom 2

3,589 x 2,964mm (11'9" x 9'9")

Bedroom 3

4,514 x 2,463mm (14'10" x 8'1")

Bedroom 4

3,472 x 2,691mm (11'5" x 8'10")



FIRST FLOOR

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THE DIDBROOK

4-BEDROOM FAMILY HOME

PLOTS: 3, 5, 7, 16 & 26
(Plot 26 is handed)



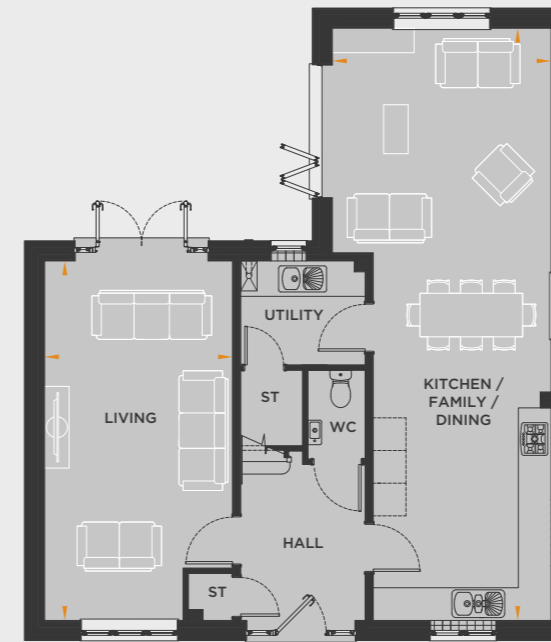
THE DIDBROOK 4-BEDROOM FAMILY HOME

1,770 sq.ft.

GROUND FLOOR

Kitchen / Family / Dining
10,878 x 4,015mm (35'9" x 13'2")

Living
6,603 x 3,453mm (21'8" x 11'4")



GROUND FLOOR

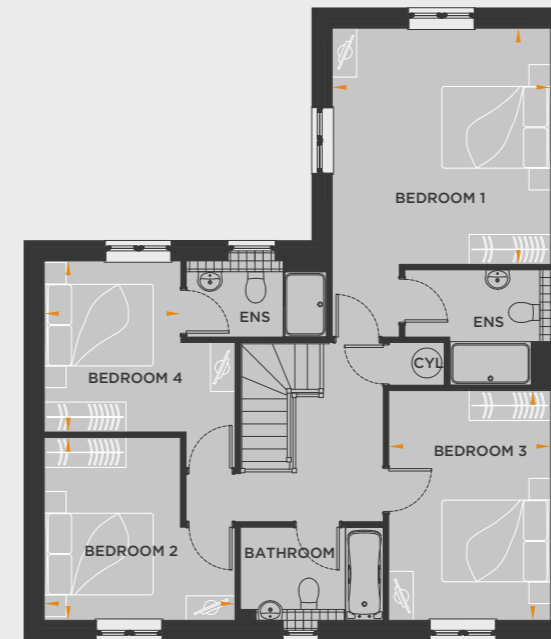
FIRST FLOOR

Bedroom 1
4,340 x 4,015mm (14'3" x 13'2")

Bedroom 2
3,504 x 3,360mm (11'6" x 11'0")

Bedroom 3
4,220 x 2,976mm (13'10" x 9'9")

Bedroom 4
3,144 x 2,509mm (10'4" x 8'3")



FIRST FLOOR

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THE ELBERTON

4-BEDROOM FAMILY HOME

PLOTS: 4, 6, 8 & 14
(Plots 6 & 14 are handed)



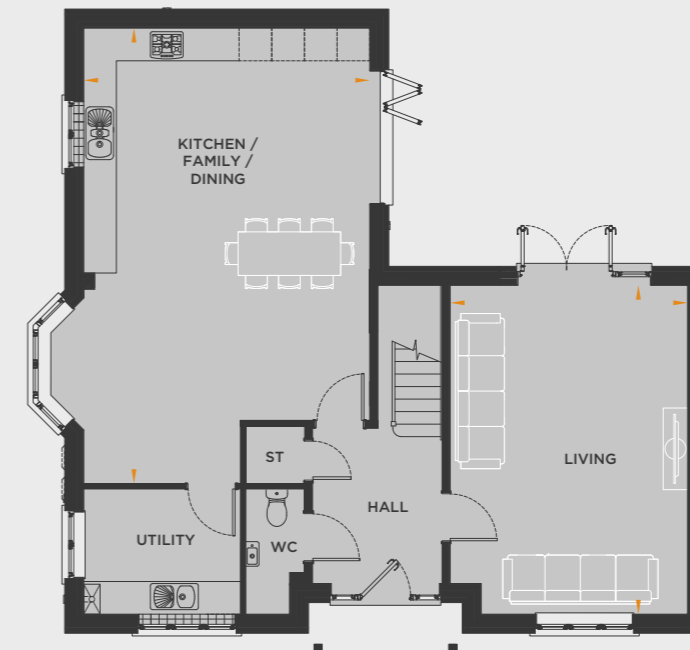
THE ELBERTON 4-BEDROOM FAMILY HOME

2,000 sq.ft.

GROUND FLOOR

Kitchen / Family / Dining
8,366 x 5,253mm (27'6" x 17'3")

Living
6,040 x 4,361mm (19'10" x 14'4")



GROUND FLOOR

FIRST FLOOR

Bedroom 1
5,253 x 2,768mm (17'3" x 9'1")

Bedroom 2
4,154 x 3,650mm (13'8" x 12'0")

Bedroom 3
4,412 x 3,269mm (14'6" x 10'9")

Bedroom 4
4,412 x 2,672mm (14'6" x 8'9")



FIRST FLOOR

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THE FALFIELD

5-BEDROOM FAMILY HOME

PLOTS: 1, 2 & 29
(Plot 1 is handed)



THE FALFIELD 5-BEDROOM FAMILY HOME

2,260 sq.ft.

GROUND FLOOR

Living

7,615 x 3,900mm (25'0" x 12'10")

Kitchen

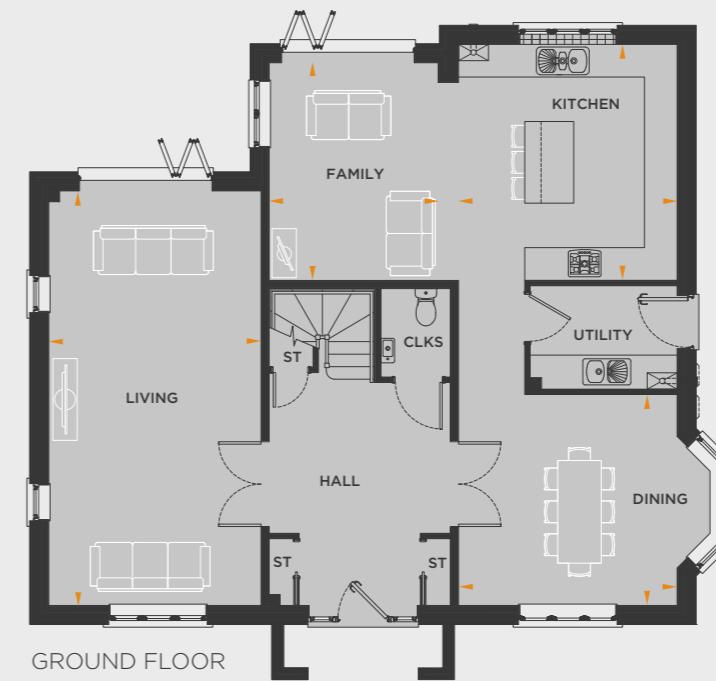
4,334 x 4,015mm (14'3" x 13'2")

Family

3,998 x 3,103mm (13'2" x 10'2")

Dining

4,015 x 3,874mm (13'2" x 12'9")



FIRST FLOOR

Bedroom 1

6,307 x 4,015mm (20'8" x 13'2")

Bedroom 2

3,900 x 3,765mm (12'10" x 12'4")

Bedroom 3

3,951 x 2,850mm (13'0" x 9'4")

Bedroom 4

3,951 x 2,667mm (13'0" x 8'9")

Bedroom 5

3,684 x 3,103mm (12'1" x 10'2")



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Beautiful interiors

Homes with the finest specification.

KITCHEN

- Individually designed kitchen with integrated features
- 40mm laminate worktops and upstands with glass splashback to hob (Alderley, Bibury & Charfield)
- 20mm quartz worktops, upstands and splashback to hob (Didbrook, Elberton & Falfield)
- AEG 600mm induction hob (Alderley, Bibury & Charfield)
- AEG 800mm induction hob (Didbrook, Elberton & Falfield)
- AEG built-in extractor hood
- AEG oven
- AEG warming drawer (Didbrook & Elberton)
- AEG microwave (Didbrook, Elberton & Falfield)
- Rangemaster stainless steel 1 1/2 bowl sink with contemporary Aquacurve chrome mixer tap
- AEG integrated dishwasher
- AEG integrated fridge freezer
- AEG integrated coffee machine (Falfield only)
- Pull-out larder (Alderley, Bibury, Charfield, Didbrook & Elberton)
- Task lighting
- Luxury vinyl tile flooring

UTILITY (all plots except Bibury)

- Rangemaster stainless steel 1 1/2 bowl sink with contemporary Aquacurve chrome mixer tap
- 40mm laminate worktops & upstands
- Plumbing and electrics for washing machine & tumble dryer
- Luxury vinyl tile flooring

BATHROOM AND EN-SUITES

- Contemporary white bathroom Villeroy & Boch sanitaryware with semi-pedestal basins and chrome fittings
- Thermostatic controlled mains feed shower with glass enclosure
- Thermostatic controlled mains feed shower above bath with glass screen
- Chrome towel rail
- Porcelanosa full height tiling to bath and shower, half height elsewhere
- Luxury vinyl tile flooring

FIXTURES & FITTINGS

- Natural oak finished doors with brushed chrome ironmongery
- High quality oak balustrade with Danish oil finish (Elberton & Falfield)
- High quality balustrade with white satin finish (Alderley, Bibury, Charfield & Didbrook)
- High performance front doors with chrome fittings

LIGHTING & ELECTRICS

- LED downlights to kitchens, bathrooms and en-suites
- CAT 5 cable (phone) from lounge and master bedroom
- Fibre optic cable into each property for ultra fast internet connection
- TV points to lounge and master bedroom suitable for terrestrial & satellite wired back to attic
- External PIR lighting to front and rear
- Power and lighting to garage

HEATING & HOT WATER

- Gas combination boiler (Alderley only)
- Gas condensing boiler with hot water cylinder (Bibury, Charfield, Didbrook, Elberton & Falfield)

GENERAL

- Walls and ceilings painted in white emulsion
- Woodwork painted in white satin
- 2.4m wide Salisbury up & over garage door
- 10-year NHBC warranty

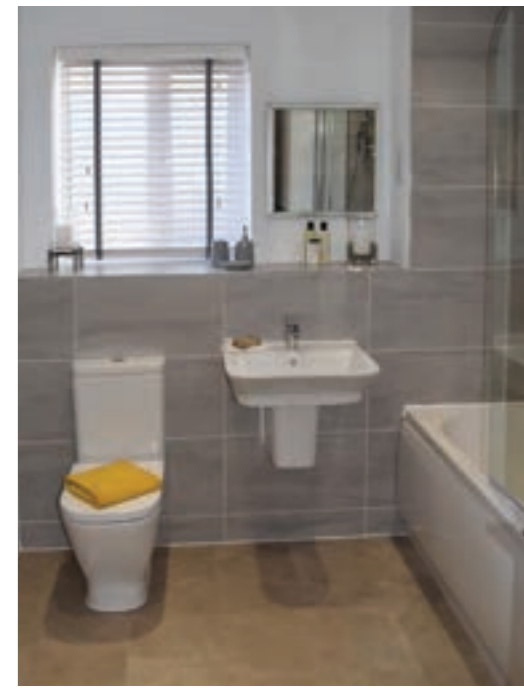
EXTERNALS

- Paviours to drives
- Turf and planting to front garden and turf to rear garden
- Outside tap to garden
- Quality close-board timber boundary fencing

ENERGY EFFICIENCY FEATURES

- Predicted environmental impact (CO2) rating B
- A-rated appliances
- High performance double-glazed windows
- High performance insulation
- Low energy lighting
- Thermostatically controlled radiator valves
- All properties air leak tested
- Photo voltaic panels
- Car charger to all properties

NOTE: All specification details are indicative only and Woodstock Homes reserves the right to alter the specification at any time. All photographs depict typical Woodstock Homes interiors and are not necessarily site specific.



Make a wise move to a wonderful home with Woodstock Homes

Woodstock Homes is one of the leading housebuilders in the South West and South Wales, recognised for building a select number of well-designed and beautifully appointed homes.

We are small enough to care about every aspect of your new home, yet large enough to deliver the highest standards of build quality alongside a 10-year NHBC warranty.

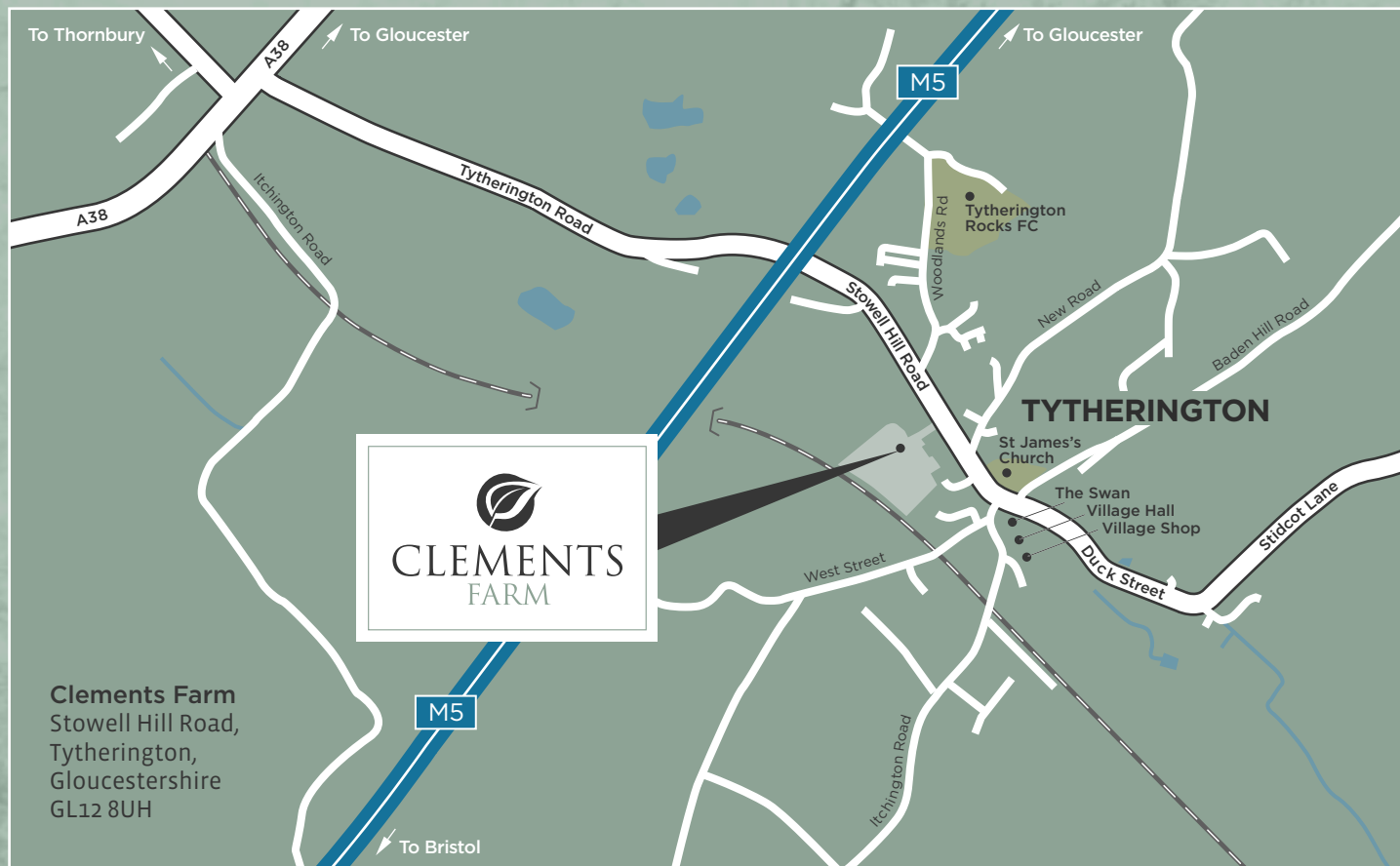
Wherever we build, our developments form a vibrant part of the local community in ensuring a balanced, environmentally sympathetic and high-quality approach to every home.

We pride ourselves in the quality of our homes with consideration to the complete process - from initial design and planning, through to construction techniques and the final finishes, fixtures and fittings to give you a home you can be proud of and that will be a sound investment for years to come.



1 & 2. Chewton Court, Keynsham
3 & 4. Sheep Field Gardens, Portishead

Opposite. Filwood Gardens, Kingswood



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HOMES

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